

## **Commercial Foundation Only Plans**

**Two (2) complete hardcopy plan sets or an electronic plan containing the following information:**

### **Land Development**

- 1) Title Sheet
- 2) Grading Plan
- 3) Drainage Plan
- 4) Drainage Computation Tables
- 5) Street Plan and Profile
- 6) Storm Sewer Plan and Profile
- 7) Detail Sheet
- 8) Construction Phasing Plan
- 9) All other requirements as documented in Municipal, Code Title 19, of the Subdivision Ordinance
- 10) It is suggested that you coordinate with other entities (TXDOT, PSB, etc.) if project is abutting other Authorities Having Jurisdiction (AHJ)

### **Storm Water Management (refer to Municipal Code 15.20)**

- 1) Construction site is less than one (1) acre:
- 2) No permit required
- 3) Construction site is one (1) to five (5) acres:
  - a. Automatically authorized if site qualifies based on time frame in appendix A of general permit.
  - b. If site does not qualify, but will qualify for exclusion based on calculated R factor <5, obtain permit waiver form
  - c. If site does not qualify for either, Storm Water Pollution Prevention Plan (SW3P) is required.
- 4) Construction site is five (5) or more acres:
- 5) Storm Water Pollution Prevention Plan (SW3P)
- 6) Storm Drain Pollution Control Plan (SDPCP) application form with fee
- 7) Copy of Notice of Intent (NOI) & payment of fee to the State of Texas

### **Landscaping**

- 1) Separate detailed Landscape and Irrigation Plans, suggest 1:20'0" scale
- 2) Submit sealed Detailed Site Development Plan when applicable
- 3) Complete Legend
- 4) Submit Formula for project, include all calculations for parkway and interior area, parking spaces and quantity of plant material required and proposed
- 5) TxDot Design Section Approval required, if using TxDot ROW
- 6) Identify Signs, Light Standards and Traffic Control Devices (including traffic signs)
- 7) Seal all plans as required by state law
- 8) Show any Special Contract, Special Permit or Detailed Site Development Plan requirements

- 9) Define all areas when in a Planned Mountain Development Zone

**Architectural / Structural:**

- 1) Building Permit Application available at the One-Stop Shop or at the City website at: [www.elpasotexas.gov](http://www.elpasotexas.gov)
- 2) Foundation plan (with Engineer's seals) to include all details

**Electrical:**

- 1) All wiring diagrams of electrical service supplying the building
- 2) Riser diagram showing size of conduit and wire
- 3) Show location of service & load calculations to include all short circuit / fault current calculations
- 4) Location, description and calculations of all outdoor lighting complying with the Dark Skies Ordinance
- 5) Panel schedules & descriptions of circuits with connected loads, panel ratings & feeder sizes

**Fire Protection**

- 1) Indicate Fire Apparatus access to all structures
- 2) Location of fire hydrants

**Plumbing**

- 1) Plan view of all water, drainage, waste & vent piping rough-ins up to the building
- 2) Drainage, waste, vent & water supply plans, indicate type of fixtures with symbols
- 3) Location & size of gas, fuel oil or LPG piping supplying building
- 4) Show location of cleanouts, backwater valves & water shutoff valves
- 5) Location of any grease/sand/oil interceptors to be installed with the foundation
- 6) Provide secondary (emergency) roof drains and or/scuppers as required by IPC 1107 with subsections

**Zoning:**

- 1) Site plan drawn to scale
- 2) Property address
- 3) Legal description
- 4) Parking calculations with typical parking space details to include all accessible spaces and signage details
- 5) Set-backs
- 6) Property lines
- 7) Public or private easements & right of ways. Width & location of utility easements
- 8) Location of all existing & proposed structures to include buildings, fences & walls.
- 9) All driveways entrances to property with widths & locations
- 10) Deceleration lanes, median cuts & utility cuts

All plans must comply with the latest adopted edition of:

- 1) International Code Council family of Codes. Available at: [www.ICCSAFE.org](http://www.ICCSAFE.org)
- 2) National Electrical Code. Available online
- 3) Local amendments in the El Paso Municipal Code which can be found at:
  - a. Building Code amendments:  
[https://www.municode.com/library/#!/tx/el\\_paso/codes/code\\_of\\_ordinances?nodeId=TIT18BUCO](https://www.municode.com/library/#!/tx/el_paso/codes/code_of_ordinances?nodeId=TIT18BUCO)
  - b. Fire Code amendments:  
[https://www.municode.com/library/#!/tx/el\\_paso/codes/code\\_of\\_ordinances?nodeId=TIT9HESA\\_CH9.52FIPRCO](https://www.municode.com/library/#!/tx/el_paso/codes/code_of_ordinances?nodeId=TIT9HESA_CH9.52FIPRCO)
  - c. Subdivision  
[https://www.municode.com/library/#!/tx/el\\_paso/codes/code\\_of\\_ordinances?nodeId=TIT19SUDEPL](https://www.municode.com/library/#!/tx/el_paso/codes/code_of_ordinances?nodeId=TIT19SUDEPL)

For help in obtaining information or to contact the Building Permit Division, please call (915) 212-0085 or visit our website at:

<http://www.elpasotexas.gov/planning-and-inspections>